

In re:  
Chad M Archer  
Emily Archer  
Debtors

Case No. 19-16854-amc  
Chapter 13

District/off: 0313-2  
Date Rcvd: Sep 11, 2024

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 16

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 13, 2024:**

Recip ID	Recipient Name and Address
db/jdb	+ Chad M Archer, Emily Archer, 10 Lee Drive, Pottstown, PA 19464-2354
cr	+ Lower Pottsgrove Township, c/o Portnoff Law Associates, Ltd., P.O. Box 3020, Norristown, PA 19404-3020
14648231	+ Freedom Mortgage Corporation, c/o Andrew Spivack, Brock and Scott, PLLC, 302 Fellowship Road, Suite 130, Mount Laurel, NJ 08054-1218
14570094	+ Freedom Mortgage Corporation, c/o Rebecca Solarz, Esquire, KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541
14446753	RoundPoint Mortgage Servicing Corporation, 446 Wrenplace Road, Fort Mill, SC 29715 Charlotte, NC 28219-
14416675	+ RoundPoint Mortgage Servicing Corporation, CO Rebecca A. Solarz, Esq, KML Law Group, 701 Market Street Suite 5000, Philadelphia PA 19106-1541

TOTAL: 6

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Sep 12 2024 00:12:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVBCICNOTICE1@state.pa.us	Sep 12 2024 00:12:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	Email/Text: bnc@atlasacq.com	Sep 12 2024 00:12:00	Atlas Acquisitions LLC, 294 Union St., Hackensack, NJ 07601
cr	Email/Text: bnc@atlasacq.com	Sep 12 2024 00:12:00	Atlas Acquisitions LLC, 492C Cedar Lane, Ste 442, Teaneck, NJ 07666
cr	+ Email/PDF: acg.acg.ebn@aisinfo.com	Sep 12 2024 00:18:11	Ally Bank, c/o AIS Portfolio Services, LP, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
cr	Email/PDF: resurgentbknotifications@resurgent.com	Sep 12 2024 00:18:14	LVNV Funding LLC, PO Box 10587, Greenville, SC 29603-0587
14648232	+ Email/Text: Bankruptcy@Freedommortgage.com	Sep 12 2024 00:12:00	Freedom Mortgage, 10500 Kincaid Drive, Fishers, Indiana 46037-9764
14571040	Email/Text: Bankruptcy@Freedommortgage.com	Sep 12 2024 00:12:00	Freedom Mortgage Corporation, 10500 Kincaid Drive, Fishers, IN 46037-9764
14918743	+ Email/Text: Bankruptcy@Freedommortgage.com	Sep 12 2024 00:12:00	Freedom Mortgage Corporation, 11988 Exit 5 Parkway, Building 4, Fishers, IN 46037-7939
14414719	^ MEBN	Sep 12 2024 00:07:48	Roundpoint Mortgage, Po Box 19409, Charlotte, NC 28219-9409

TOTAL: 10

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		TD Bank, N.A., successor in interest to TD Auto Fi

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 13, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 11, 2024 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor FREEDOM MORTGAGE CORPORATION andrew.spivack@brockandscott.com wbecf@brockandscott.com
DENISE ELIZABETH CARLON	on behalf of Creditor RoundPoint Mortgage Servicing Corporation bkgroup@kmllawgroup.com
DENISE ELIZABETH CARLON	on behalf of Creditor FREEDOM MORTGAGE CORPORATION bkgroup@kmllawgroup.com
JAMES RANDOLPH WOOD	on behalf of Creditor Lower Pottsgrove Township jwood@portnoffonline.com jwood@ecf.inforuptcy.com
JOSEPH L QUINN	on behalf of Debtor Chad M Archer CourtNotices@rqplaw.com
JOSEPH L QUINN	on behalf of Joint Debtor Emily Archer CourtNotices@rqplaw.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
MARTIN A. MOONEY	on behalf of Creditor TD Auto Finance LLC Martin.Mooney@ag.ny.gov kcollins@schillerknapp.com
United States Trustee	USTPRRegion03.PH.ECF@usdoj.gov

TOTAL: 9

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Chad M Archer Emily Archer fka Emily Rose dba Avery Ever After  <u>Debtors</u>	Chapter 13
Freedom Mortgage Corporation  <u>Movant</u>  v.  Chad M Archer Emily Archer fka Emily Rose dba Avery Ever After  <u>Debtors</u>	NO. 19-16854 AMC  11 U.S.C. Section 362
Kenneth E. West, Esq.  <u>Trustee</u>	

**ORDER**

AND NOW, this 11th day of Sept. , 2024 upon the filing of a Certification of Default by the Moving Party in accordance with the Stipulation of the parties approved on March 18, 2020, it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 of the Bankruptcy Code (if applicable), is modified with respect to the subject premises located at 10 Lee Drive, Pottstown, PA 19464 (“Property”), so as to allow Movant, and its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff’s Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff’s Sale (or purchaser’s assignee) may take any legal action for enforcement of its right to possession of the Property.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



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United States Bankruptcy Judge.